

New Orleans Historic District Landmarks Commission  
Meeting Minutes

Date: April 13, 2017

Location: City Council Chamber, 1<sup>st</sup> floor, 1300 Perdido Street, New Orleans, Louisiana.

Called to order: 1:10 p.m.

Adjourned: 5:00 p.m.

Commissioners present: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Commissioners arriving after beginning of the meeting:

Commissioners absent: John Deveney, Andrew P. Sanchez, Renee Lapeyrolerie, Jennifer Greene

**I. Minutes of the March 16, 2017 meeting.**

Motion: Approve the Minutes.

By: Heather Szapary

Second: Westley Bayas

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

Comments:

Motion: Suspend the rules

By: Heather Szapary

Second: Westley Bayas

Result: Passed

In Favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

Comments

Remove Item II. E. from the Consent Agenda and place it on the Regular Agenda.

Motion: Anne Redd

Second: Katye Fayard

Result: Passed

In Favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

Comments:

Remove Item II. M. from the Consent Agenda and place it on the Regular Agenda

Motion: Anne Redd

Second: Westley Bayas

Result: Passed

In Favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:  
Comments:

Motion: Reinstate the rules

By: Heather Szapary

Second: Westley Bayas

Result: Passed

In Favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

Comments:

## II. Consent Agenda

Motion: Approve the Consent Agenda.

By: Heather Szapary

Second: Westley Bayas

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

Comments:

- A. 906 Poland Ave: Irene Keil, applicant; David Gregor, owner; Renovation of one-story residential building and new camelback addition.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-27602-HDLC>
- B. 1133 N Villere St: Loretta Katherine Harmon, applicant; Freddie Shiffer, owner; Construct two-story addition to an existing 1-story single family residence  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-03854-HDLC>
- C. 3700 N Rampart St: Joseph M Lavigne, applicant; 3700 N Rampart LLC, owner; New construction of a two-story residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-04349-HDLC>
- D. 503 Homer St: Charles Berg, applicant; Grey Revival Properties LLC, owner; New construction of a one-story residential building,  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-07069-HDLC>
- E. 1427 N Tonti St: Rick A. Fifield, applicant; Rose Peterson, owner; New construction of one-story residential building. **REMOVED**  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-07138-HDLC>
- F. 701 Bartholomew St: Daniel Zangara, applicant; Chelsea J Gaudet, owner; Renovation of existing one-story residential building and construction of new camelback addition.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-07249-HDLC>
- G. 1017 Marigny St: Rick A. Fifield, applicant; Olde Town Management, LLC, owner; Construct new three-story, 7500 SF hotel on an existing vacant lot.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-07503-HDLC>
- H. 1205 N Rampart St: Ava Alltmont, applicant; New Orleans Jazz & Heritage Festival Fou, owner; Renovation of existing two-story building, including exterior modification of storefronts and balcony railings. (Design Alternate: Rebuild gallery to match original historic condition.)  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-08449-HDLC>

- I. 928 Clouet St: Heather Mcvicar Ruoss, applicant; David L Toups, owner; Construct new two-story, single-family residential building behind existing structure as second principle dwelling on single lot.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-09415-HDLC>
- J. 2524 St Charles Ave: Andrew Spaulding, applicant; Maurice G Sr Benoit, owner; Construct addition to existing raised single-family residential Significant building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-09437-HDLC>
- K. 1025 Napoleon Ave, Church Building: Raymond Armant, applicant; Good Shepherd Roman Catholic Church New, owner; Renovate existing landmark building, and construct new accessible ramp.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-09441-HDLC>
- L. 2100 Burgundy St: Loretta Katherine Harmon, applicant; Burgundy Frenchmen, LLC, owner; New construction of a 7427 sf mixed use development.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-09557-HDLC>
- M. 1476 Magazine St: Jonathan Tate, applicant; Magazine Race, LLC, owner; New construction of 7,900 SF, three-story, mixed use building. REMOVED  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-09602-HDLC>
- N. 705 Flood St: Kim Finney, applicant; Detmias Holdings LLC, owner; Renovation of an existing single-family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-09606-HDLC>
- O. 3044 Marais St: Eagle Eye Resources dba Eagle Eye, applicant; Maraisville LLC, owner; New construction of one-story residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-09638-HDLC>

**II. E. 1427 N. Tonti Street**

Application: Rick A. Fifield, applicant; Rose Peterson, owner; New construction of one-story residential building.

Motion: Grant conceptual approval with the details to be worked out at the Staff level.

By: Jeanne Nathan

Seconded: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

Comments:

**II. M. 1476 Magazine Street**

Application: Jonathan Tate, applicant; Magazine Race, LLC, owner; New construction of 7,900 SF, three-story, mixed use building.

Motion: Defer action to April meeting.

By: Ed de Montluzin

Seconded: Jeane Nathan

Result: Motion withdrawn.

In favor:

Opposed:

Comments:

Motion: Conceptual approval with the details to be worked out at the staff level.

By: Greg Hackenberg

Seconded: Katye Fayard

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Westley Bayas, Heather Szapary, Anne Redd

Opposed: Jeanne Nathan

Comments:

### **III. New Business Work Applications**

#### **A. 510 Race Street**

Application: Yolanda Rodriguez, applicant; 510 Race, LLC, owner; Appeal of ARC recommendation for denial of the retention of a bridge built between two buildings without a CofA.

Motion: Deny retention.

By: Greg Hackenberg

Seconded: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

Comments:

### **IV. Old Business Demolition Applications**

#### **A. 1118 Congress Street**

Application: Alyssa Wagstaff, applicant; Joseph W Larsen, owner; Demolish one-story residential building.

Motion: Defer action to April commission meeting.

By: Anne Redd

Seconded: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

### **V. New Business Demolition Applications**

#### **A. 8705 Willow Street**

Application: Demolition of building.

Motion: This item was withdrawn.

#### **B. 316 S. Alexander Street**

Application: Chris Klein, applicant; Rio Lindo Inc, owner; Demolition of multi-family residential building.

Motion: Approve the application for demolition.

By: Katye Fayard

Seconded: Westley Bayas

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

C. 2224 Conti Street

Application: Talyta Noronha, applicant; Roy F Lissarrague, owner; Demolition of multi-family residential building.

Motion: Approve the application for demolition.

By: Katie Fayard

Seconded: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katie Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

D. 4325 Burgundy Street

Application: Irene Keil, applicant; David Gregor, owner; Demolition of vacant, one-story accessory structure.

Motion: Approve the application for demolition.

By: Anne Redd

Seconded: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katie Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

**VI. Old Business Retention Applications**

A. 1933 Sophie Wright Place

Application: Retention of mural.

Motion: This application was withdrawn.

**VII. New Business Retention Application**

A. 500 First Street

Application: Rene Alcebo, applicant; Rene J Alcebo, owner; Retention of mural painted on masonry wall fence.

Motion: This item was withdrawn.

B. 1476 Marais Street

Application: Gregory A App, applicant/owner; Retention of inappropriate door, two (2) A/C dispenser units and conduits on right side wall, vent stacks on left side wall, and inappropriate horizontal board fence.

Motion: This item was withdrawn.

C. 1464 N. Claiborne Avenue

Application: Retention of inappropriate railings and inappropriate security doors.

Motion: This item was withdrawn.

D. 907 Lizardi Street

Application: Demond Cage, applicant/owner; Retention of inappropriate windows.

Motion: Deny the application for retention of the inappropriate 6/6 windows with transom and allow 60 days for you to bring the issue into compliance.

By: Calvin Alexander

Seconded: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

E. 2616 Royal Street

Application: James E Jr Smith, applicant/owner; Retention of inappropriate skylights.

Motion: Defer action on this application until the next Commission meeting so that the owner and/or owner's representative may attend the meeting

By: Tony French

Seconded: Calvin Alexander

In Favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

Comments:

F. 1019 Opelousas Avenue

Application: Sonya Crockett, applicant; Juan D Crockett, owner; Retention of inappropriate 1/1 vinyl windows without the installation of wood screens as required by previous Commission action.

Motion: Deny the application for retention of the 1/1 vinyl windows at the sides of the building without installation of wood screens as required by previous Commission action.

By: Heather Szapary

Seconded: Westley Bayas

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

G. 912 Third Street

Application: Roland Arriaga, applicant; Dgt Investments LLC, owner; Retention of surface mounted windows without drip caps, fire place vents installed at the side elevation and windows installed at the front elevation in deviation of approved plans.

Motion: Deny the retention of the surface mounted windows without drip caps, fireplace vents and windows installed in deviation of the approved plans.

By: Greg Hackenberg

Seconded: Westley Bayas

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

H. 4204 Burgundy Street

Application: Megan Honor Webbeking, applicant/owner; Retention of inappropriate plate glass windows at front facade.

Motion: Approve the application for retention of the plate glass windows at the front elevation.

By: Tony French

Seconded: Ed de Montluzin

Result: Passed

In Favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

I. 1241 Alvar Street

Application: Sharon Pinckney, applicant; Joseph Emory, owner Retention of inappropriate railings and inappropriate security doors.

Motion: Approve the application for retention of the railings, fencing, and security bars.

By: Tony French

Seconded: Jeanne Nathan

In Favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Katye Fayard, Tony French, Jeanne Nathan, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

**IX. HDLC Reports and Communications**